

Master Planned Communities: A Look at the Past, Present, and Future

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Introduction

This summer after visiting a “subdivision” that’s being built near my neighborhood in Douglasville, GA, I realized that the traditional upscale neighborhood I currently live in and the swim/tennis amenities provided are minute compared to the amenities and benefits of living in Tributary at New Manchester Communities. What’s the distinguishing factor? Tributary is a master planned community and I live in a subdivision. Now I am not saying that I am not grateful that we live in a subdivision, but I am saying that the discovery of a master planned community has really broadened my thoughts concerning my lifestyle after graduation. I was so inspired and compelled by this discovery that I thought it would be great to learn more about this miniature city being built 2 minutes (literally) around the corner from my subdivision in Atlanta.

What’s a master planned community? This is the same question I asked myself in July and for the past months I have learned enough about mastermind communities that I may even be in the beginning stages of starting my own community. Putting all jokes aside, this is a new concept to me. Although this is a new concept to me, it is not to the real estate industry. Throughout this report we will look at the past, present, and future of master planned communities. We will divulge into the origin of master planned communities and their original concepts. In addition to the historical research, there are two case studies about two master planned communities in the United States. The first community case study is about Reston, which arose in the 1960’s. Reston is located in Fairfax County, VA and is the first master planned community of the new era. This community represents the “past” portion of the research which helps support our understanding of planned communities, so that we know where we are going. The

second community is a most recent planned community in Georgia. The name of the community is Tributary at New Manchester and this portion of the case study focuses on the “present” segment of research concerning master planned communities. “Future,” the third fragment of this paper focuses on their growth over the years, their increasing popularity, and their benefits to the economy. But before we divulge into the history, present and future of planned communities, we must gain a clear understanding of what a planned community is.

Planned Communities vs. Subdivisions

So what's the difference between a planned community and a subdivision? In my opinion the benefits and amenities that are offered by subdivisions seem to be based on a smaller scale as opposed to planned communities. Generally, they are distinguished by the tremendous number of amenities and conveniences, and the over-all enormous land area the community encompasses in a master planned community. According to Jim Rogers, a buyer's agent with Century 21 Distinguished Properties, "the distinguishing factors are the amenities and the enormous amount of land coverage that master planned communities own." For example, because of their massive size, "master planned communities may incorporate extensive recreational amenities like lakes, golf courses, and expansive parks with bike paths, jogging trails, white water rafting, and outdoor summer camps for children and young adults, and so on"(Jim Rogers). Alternatively, the typical subdivision may have an occasional smaller park or recreation area, and the size of the local neighborhood is smaller than a planned community.

Subdivisions are usually surrounded with general shopping centers, but these local amenities are not part of the over-all initial plan for the subdivision. Many builders build homes and assume that retail and commercial development will follow. In a master planned community all these amenities are planned and included in the initial stages by the city and developers before a shovel is turned over in the development. However, despite their many differences, planned communities and subdivisions do have one thing in common: their use of multiple developers. Usually a group of individual builders or developers will join together and develop sections of the master planned community. One very important benefit of the multiple developers is for the consumer. From Ms. Tonia

Kelly's perspective, a real estate agent in Tributary, "there is almost always a wide variety of building styles, house floor plans, lots sizes, landscaping styles, and, pricing throughout the community."

History

“If you would understand anything, observe its beginning and its development.”

- Aristotle

My mother always used to tell me when I was younger, “You never know where you are going, if you don’t know where you came from.” And I still remember her vividly saying this to me as she would encourage me to study my reading, writing and arithmetic, because so many African Americans were denied this privilege in history. She would use this quote to remind me of the blessings we have today, because someone in the past had to fight for our future. And so this quote would be used as motivation, but also reverence for the perseverance of others before my time. So likewise, in anything you must know the beginnings, so that your future may be made brighter and easier compared to its beginning. And so, since we are on the subject about real estate and the evolution of planned communities, my mother’s quote is perfect for our subject at hand. Let us take a brief look at the history of master planned communities.

Master Planned communities (also known as green towns, garden cities or greenbelt towns) are cities in which all aspects of the town are considered before being built. According to the Planned Community Archives at George Mason University, the term "Planned Community," refers to large-scale, mixed-land-use developments that have socially diverse populations and conform to a single master plan. Based on their research the true essence of planned communities, or “new towns” should focus on the expected community values. The concept of planned communities is not new. My most recent discovery of these communities in July is late compared to the history of planned communities.

The concept of planned communities started as early as the B.C. era. In Miletus, Greece during the fourth century, B.C. is the earliest record of these communities. Even during the early Middle Ages, Europe witnessed the creation of planned cities. The

British "Garden City" movement, which was the genesis of modern-day planned communities, was started by Ebenezer Howard. This movement was a reaction against the dirty, crowded cities associated with the Industrial Revolution. Garden Cities were located well away from the urban centers, contained open land, and limited commercial and industrial activities (Planned Community Archives).



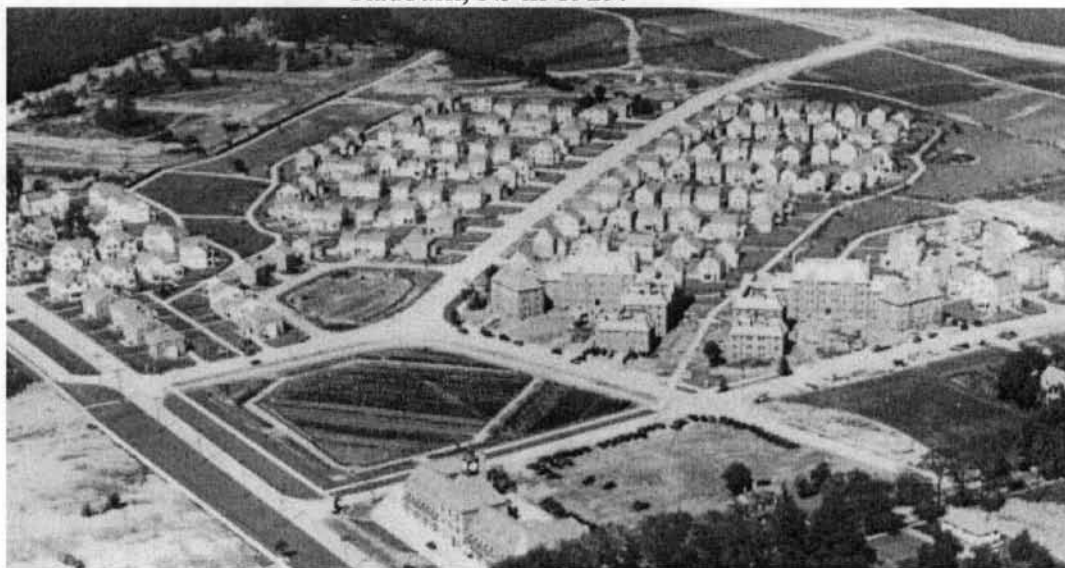
Ebenezer Howard

The Era of these planned communities or new towns began during the Era of the Great Depression in the 1930s and soon after this development one of the first planned and most successful communities in the United States was planned, developed and built. Since this development hundreds of planned communities have been built across the world.

In early American history, the trend of planned communities was evident in places such as Washington, D.C., Williamsburg, Jamestown, Philadelphia, and Annapolis. It was not until the twentieth century the New Town idea was revived. Imitating British Garden Cities, Radburn, New Jersey, was started in 1929 and was

followed by government sponsored "greenbelt" towns located in Greenhills, Ohio; Greendale, Wisconsin; and Greenbelt, Maryland. After World War II, Park Forest, Illinois joined the list of American New Towns. Below are pictures of the new towns located in New Jersey and Maryland.

Radburn, NJ in 1929.



Source: *Greenbelt: History of A New Town 1937-1987*

Greenbelt, Maryland, ca. 1938



Source: *Toward New Towns For America*

The background of greenbelt towns really start back in the late 1800's when cities had become "steadily more crowded, more unsanitary, more confused, more inefficient, and more unlovable" (Osborn, 25). However, the man who made a great impact in this reform was Ebenezer Howard with his proposal of *To-morrow: The Peaceful Path to Social Reform* in 1898. He imagined "garden cities" being surrounded by a "country belt" which soon became called the "new towns movement" (Little, 16). These towns would provide for "biological and social needs by means of parks, open spaces, and housing and sanitation standards [while] at the same time, being able to "accommodate the daily functions of a city, industry, business, education, government, and other social activities" (Osborn, 27).

This made an impact on the United States thirty years later, when it reached its lowest financial point ever during The Depression. These New Town ideas laid the foundation for how President Roosevelt chose to aid in this crisis, by hiring workers to help build communities during the Depression. He created the Resettlement Administration for the "New Deal greenbelt towns" and assigned Rexford Tugwell to lead the development of three "green" towns. One in each of the following states: Ohio, Wisconsin, and Maryland. (Little, 17).

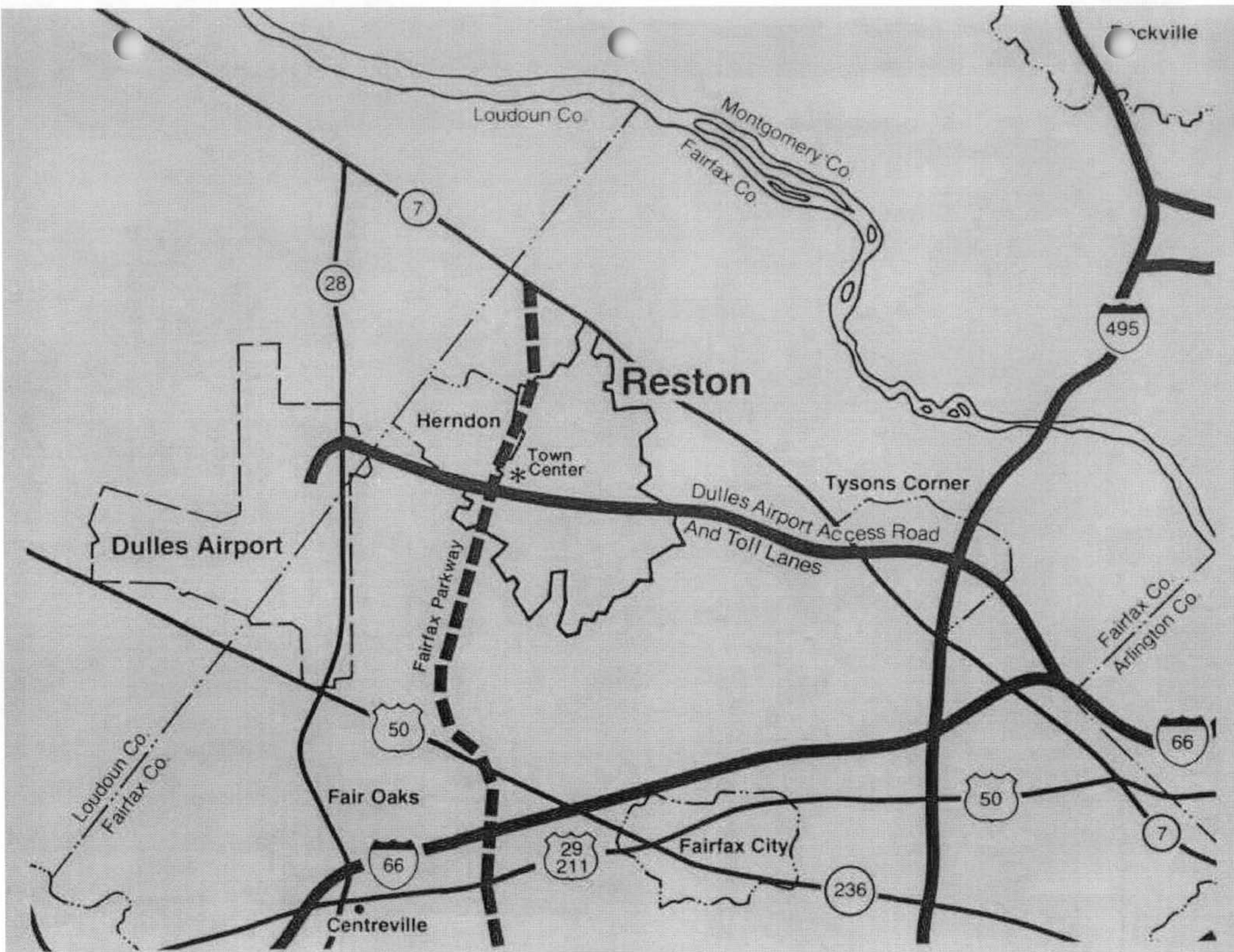
Reston: A Historic Planned Community

Reston is a planned community located in western Fairfax County, Virginia in Washington, D.C.'s metropolitan area (see map on the following page). This is the nation's first and most successful planned community, or New Town, as they are often called.

The vision of Reston rests solely on Robert E. Simon, Jr. He was born in New York in 1914 and graduated from Harvard University. Soon after his graduation from Harvard he took over the family business in 1935, after his father's death. In 1961, he acquired 675 acres of land in Fairfax County, VA from the sale of family owned property, Carnegie Hall. Today Reston is the product of the vision of Robert E. Simon, Jr. and the Mobil Corporation (Planned Community Archives).

The idea and concept of this new town was considered by leading planners in the nation and others concerned with metropolitan development as offering an entirely new approach to coping with the problem of haphazard suburban growth and urban sprawl. The idea of new towns was supposed to help create organized urban development and substantial growth where it was once jumbled. Although there were obstacles to planning a new town (opposition by the conservative real estate agents), Mr. Simon believed there was a "double opportunity that New towns [could] seize. They can provide an orderly response to the pressures of a sky-rocketing population by bringing every bit of planning... to meet one of our nation's most serious internal problems." (Appendix I, page 6)

Although the possible building of these new towns would help appease urban growth and dysfunction, Mr. Simon was more concerned about the welfare of each



individual resident living in Reston. The following is a list of his three main objectives of the community in order of priority as listed in Robert Simon, Jr.'s speech "Planning and Building a New Town" (Appendix I, page 1):

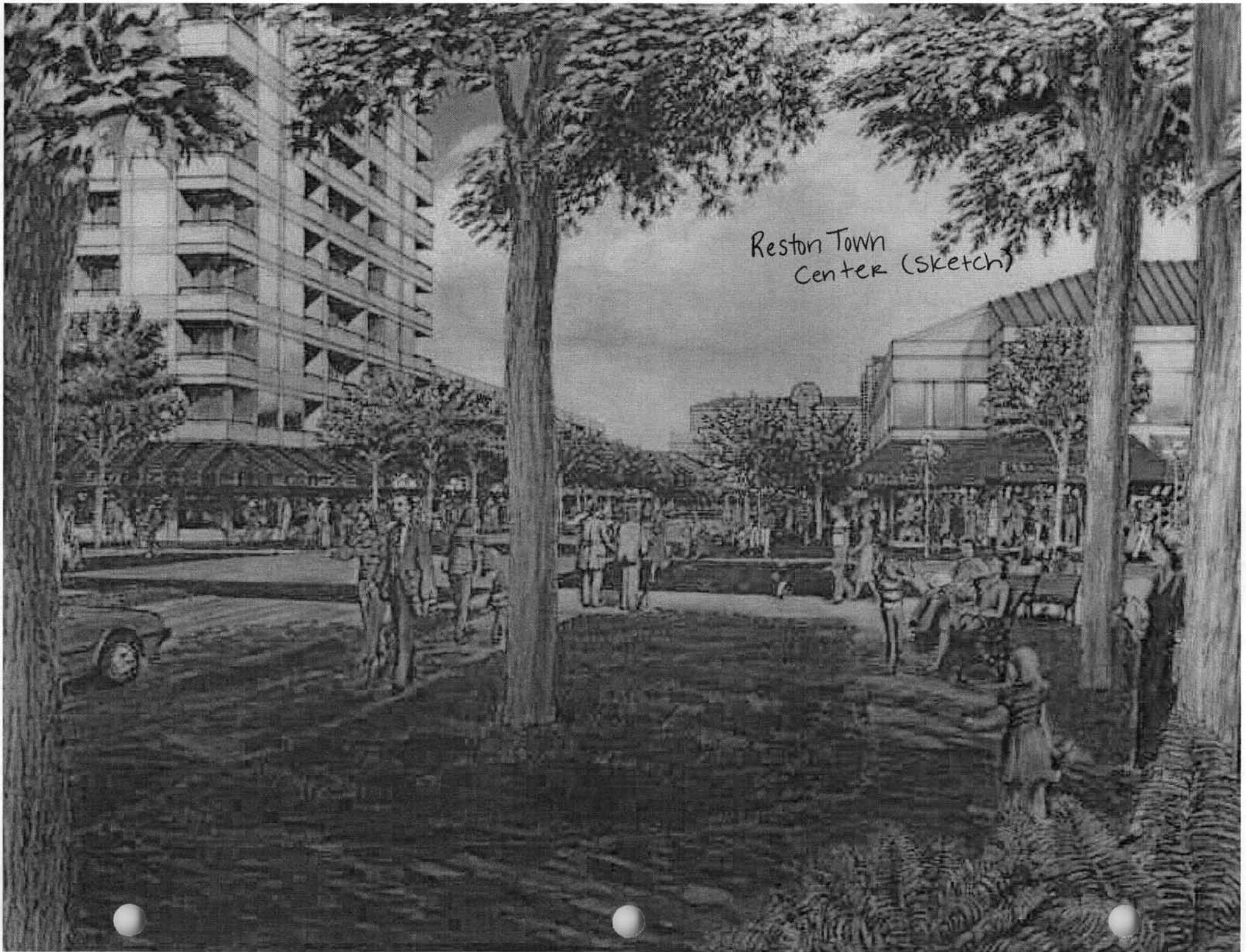
- (1) For the people who live and work, or both, in Reston to have the wildest possible opportunities to use their full potential of mind and body.
- (2) For it to be possible for any who want to stay in this single community to do so throughout their lives. Changes in circumstances of age, family composition or financial condition shall not make uprooting inevitable or even desirable.
- (3) For the importance and dignity of each individual to be considered over the importance of the community.

Based on his objectives the original reason for the community is for the people and to make their lives easy and well. His main priorities are the residents who will be living in this community and providing the best possible living conditions for the community.

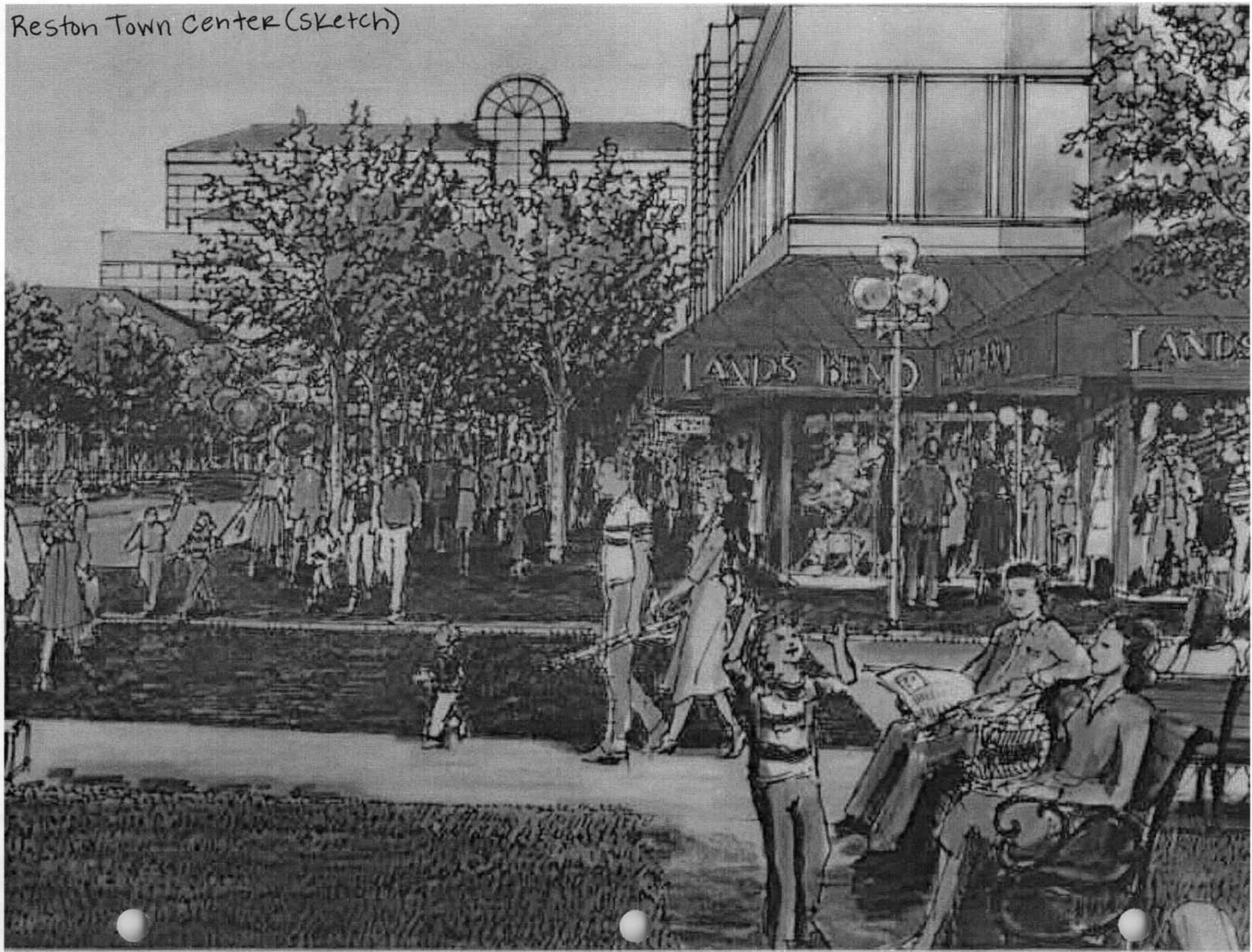
To build a new town, it takes a town. Throughout the building and planning phase of this project, hundreds of people were involved with making decisions. The state had to vote for rezoning of the master plan of the County. He contacted three architects in the initial stages just to have a variety of ideas for land and structure use. People at all government levels-county, state, and federal- played a significant role in the development of this new town.

Planned Communities integrate every aspect of human life. Not only is Reston successful in growing for businesses, but the local housing and provided amenities have been a major factor in the growth of this community. Housing is provided for all income levels. According to the Reston Community Association Interim By-Laws, "Reston should provide all types of housing, for all income levels, planned in a manner that provides a "sense of place", not the anonymity prevalent in so much residential development today (Appendix 2, page 1). The careful planning and zoning within Reston allows for common grounds, several parks, large swathes of wooded areas with picturesque streams (called *runs* in Northern Virginia), wild flower meadows, two golf courses, nearly 20 public swimming pools, bridle paths, a bike path, four lakes, tennis courts, and extensive foot pathways. These pathways, combined with bridges and tunnels, help to separate pedestrians from vehicular traffic and increase safety at certain street crossings (see photographs).

Reston Town
Center (sketch)



Reston Town Center (Sketch)

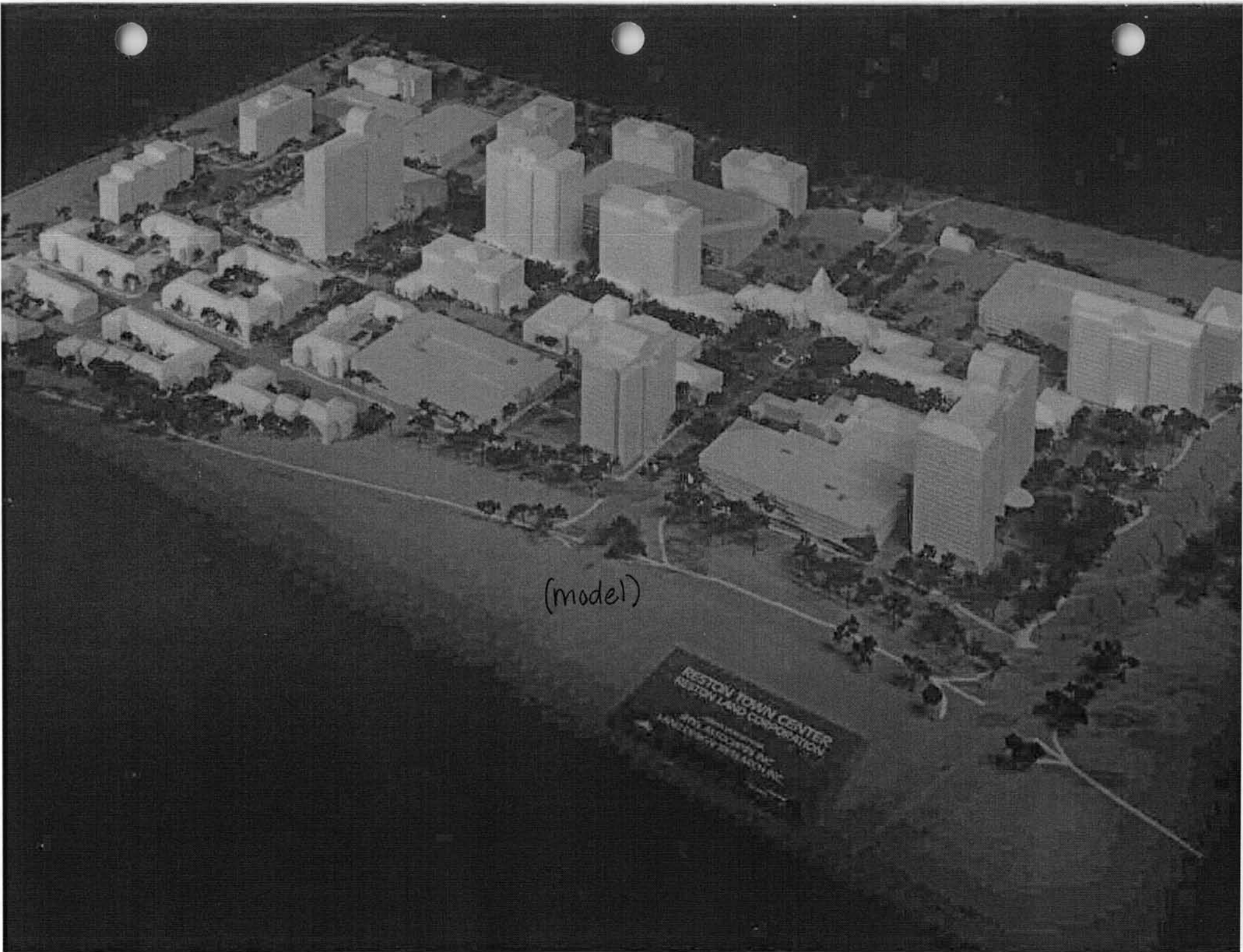




Reston Village (Sketch)



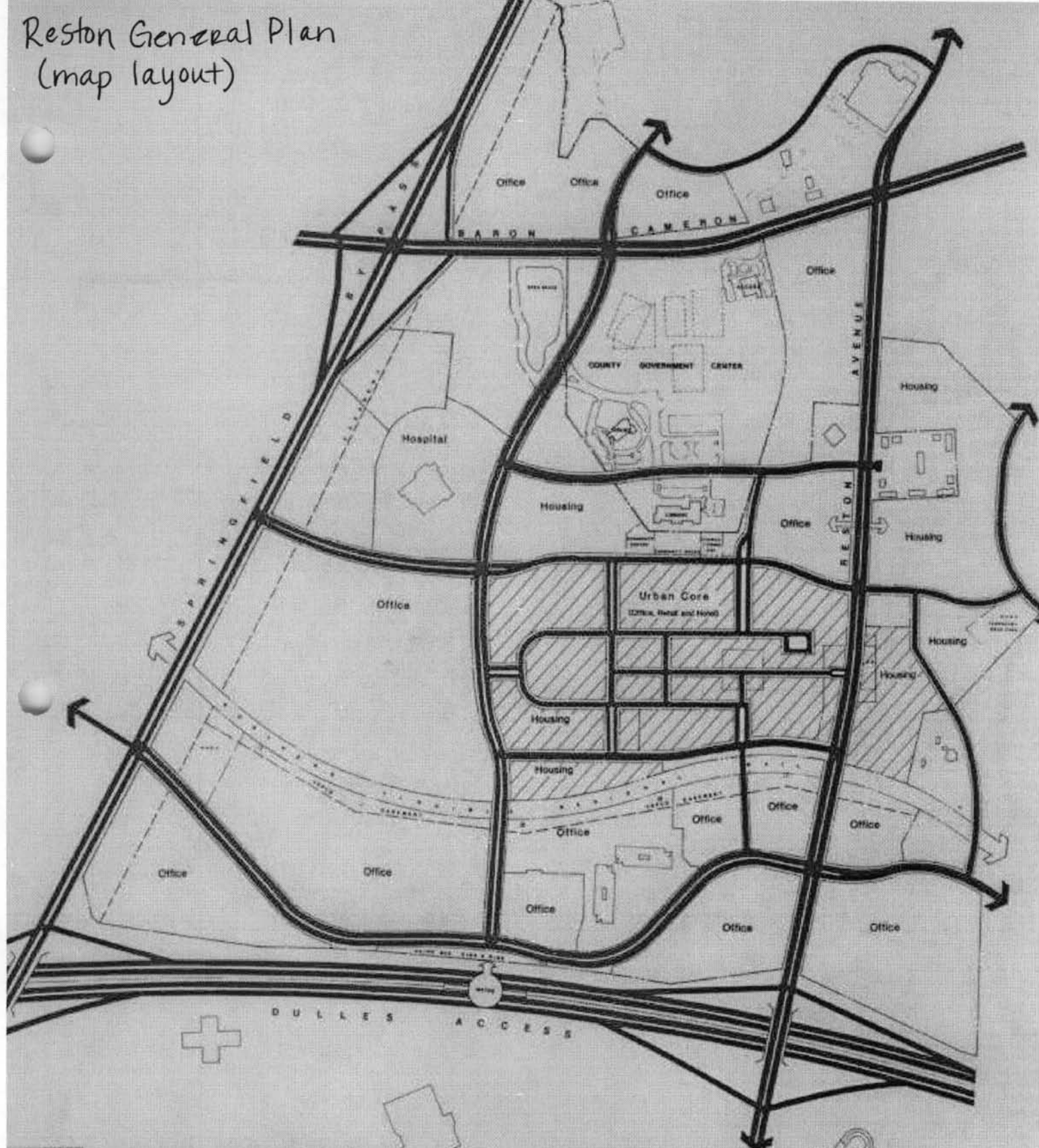
Reston Business Center (model)



(model)

RESTON TOWN CENTER
RESTON LAND CORPORATION
7771 ALLEGRA DRIVE, SUITE 100
FALLS CHURCH, VIRGINIA 22044

Reston General Plan
(map layout)

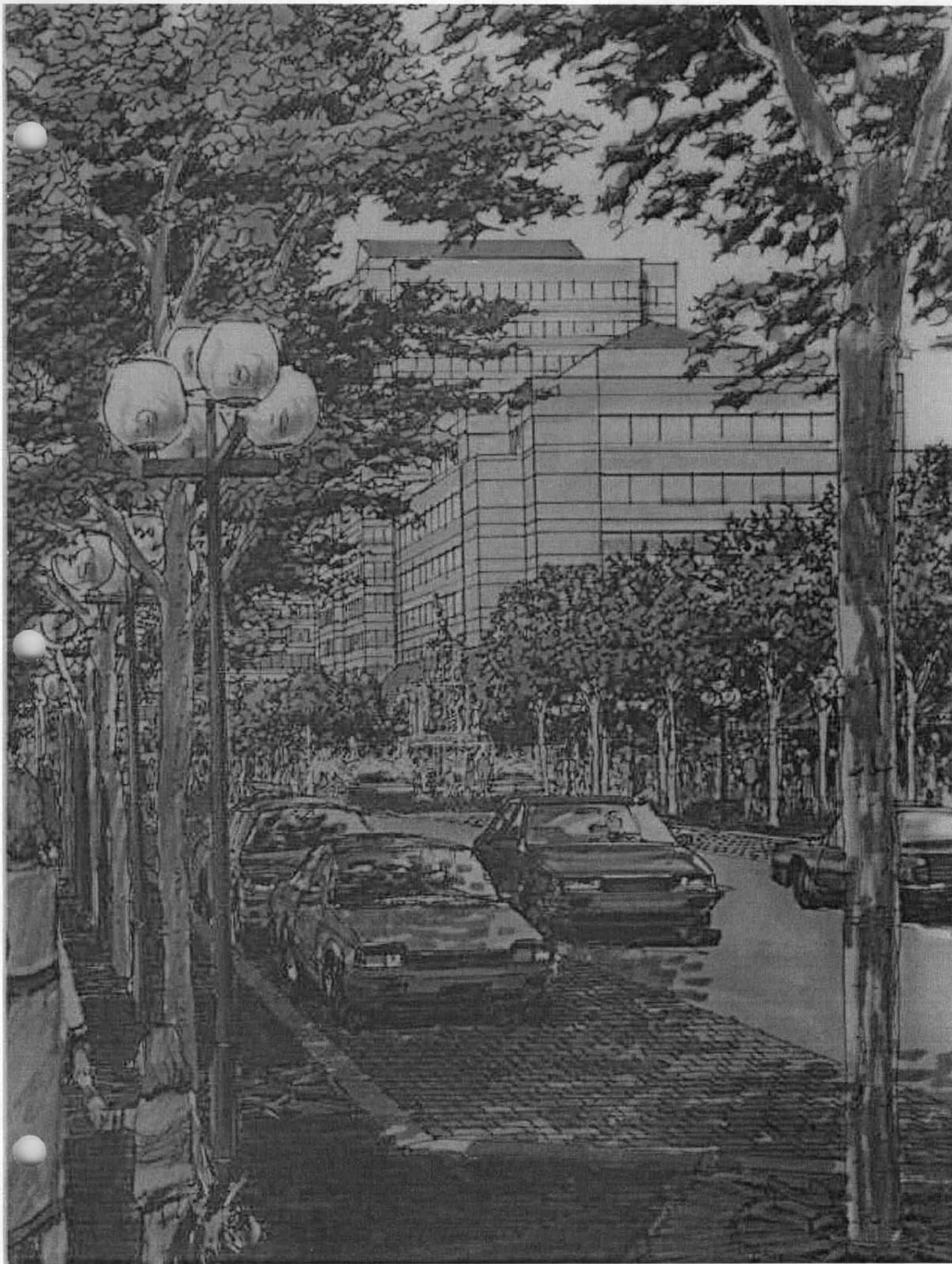


 TOWN CENTER CORE
GENERAL PLAN
TOWN CENTER STUDY AREA
Reston • Virginia

Reston Land Corporation
Urban Design Team: RTKL Associates Inc.
Baltimore-Maryland
Land Design/Research, Inc.
Columbia-Maryland Feb. 1985

0 100 200 300 Feet





Reston Business Center

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Present

“Yesterday is history. Tomorrow is a mystery. And today? Today is a gift.

That's why we call it the present.” - Babatunde Olatunji

The present state of master planned communities seems to be flourishing. Not only are they located in the United States, but they are located all over the world. One website about planned communities had information about a community in France. Now that is amazing. The community that I am more intrigued with currently is the community I discovered this summer. The name of the community is Tributary at New Manchester (which will be referred to as Tributary) and it is a beautiful and well thought out community. The uniqueness of this community is that it is only 20 minutes away from downtown Atlanta and similar to the New Towns created in the 1960s, Tributary is attracting the crowds of people who are moving from crowded areas of Metro Atlanta (suburbs of the city).

Tributary is a mixed-used community that is being built on approximately 1600 acres within a 20 mile drive of Hartsfield Jackson International Airport. A mixed-used community is a community being planned and built with both real estate and commercial property. This convenient location will ultimately include 2500 single family homes, up to 600,000 square feet of retail and 4 million square feet of office space and multi family homes. This is going to be a HUGE neighborhood. And similar to Reston, it has a location that is premier in relation to major locations of their respective cities (airports, interstate, commercial businesses, etc).

Tributary is bordered by Sweetwater Creek State Park, which is a prime park in the Douglas County. This huge park serves over thousands of people each year who use its facilities to occasionally fish, have picnics, and community events. With access to Sweetwater Creek State park, many residents of Tributary will have unusual recreational

opportunities like canoeing and white water kayaking. Over 35% of the original property will be set aside as conservation and green space.

Some amenities include walking trails. Another bonus such as the Outdoor Activity Center, which is the focal point of the community gives the residents access to meeting rooms for board meetings and refreshment centers. Neighborhood Parks, Neighborhood Activity Centers, The Tennis Center and Athletic Fields provide a wide range of activities for the families to enjoy. They offer a wide variety of homes in many different price ranges. In River Banks, homes range from \$280,000 to \$510,000 (Appendix 4, page 2). The beauty of planned communities is there variations of different floor plans due to the variety of builders they have.

The Village includes 202 home sites. The traditional development phase features authentic pre-1940 architecture with real front porches, sidewalks on both sides of the streets, rear alleyways providing access to garages and services, and abundant landscaping. As a result of this layout, this phase reminds me of a pleasant town where everyone knows each other (similar to the set of Desperate Housewives). Homes start from \$230,000 and rise to \$800,000 (Appendix 4, page 1). These homes also offer floor plans which range from 1,500 to 5,000 plus square feet. In this neighborhood they will also offer the Atlanta Street of Dreams in 2007, which homes will range from \$1,000,000 plus. The following pages illustrate a home that is located in the Village. This is lot 103, Palmetto Park, along with its features. Hillcrest Builders built this home and this 4 story home includes a separate garage, with an upper office room. Due to the large and dynamic details of this home, I was not able to get the floor plan, but was only available to receive the sketch of its exterior (see following sketch and features information).



LOT 103

HILLCREST PALMETTO PARK, LOT 103

\$779,900.00 to include the following:

Approximately 4400 square feet heated space – 3 finished floors

Hillcrest Standard Included Features

Upgraded designer lighting package (approximately \$15,000.00)

Delta Victorian Venetian Bronze Plumbing fixtures throughout

Full Basement including:

Double French doors and single door exterior exits to patio

Plumbing stub for full bath and wet bar

Mechanical Detail

Surround sound wired with separate volume control for each room

Full Security system with keypads in breakfast area and master bedroom

Dual 40 gallon hot water heaters with re circulating hot water line

Zoned HVAC (3 units) with upgraded air system with programmable thermostats located on each finished floor

Dual electrical panels with adequate space to finish basement

All bedrooms are pre wired for phone and high speed cable with network capabilities with basement

'homerun' location

Roughed for central vacuum system

Copper plumbing

Engineered floor system for first second and third floor

Exterior

Wrapped porch w/ upgraded /extra lighting and additional front entry access to breakfast room and library

Alley/rear entry garage with 'wired' suite or office space above for finishing

Covered patio across terrace level with brick columns

Covered deck and walkway from garage to kitchen and "mud room" entries

Open sundeck off family room w/ stairs to terrace level

Hardi plank siding w/ four sides brick water table

Low E, simulated divided light Marvin Integrity Windows on all levels of home

Interior Features

Full first floor oak hardwood floors

Arts and Crafts Interior Trim, raised baseboards and Crown Molding throughout First, Second and Third floors, including bedrooms and baths

3 ½ foot wide front stairway with oak treads/ risers and oak pickets, railing and newel posts from first to third floor level

Rear stairway with oak treads/ risers and railing and newel posts from first to second floor level

3 ½ foot wide open stairway with oak treads/risers to terrace level entrance

Mud room / laundry room with 12 x 12 tile flooring, cabinets and storage cubbies

Kitchen

Custom Kitchen and Breakfast room includes Custom distressed look 42 inch cabinets with crown and under cabinet lighting sash

Dishwasher, Microwave, Double Oven and Stainless Steel Refrigerator

Soap stone countertop workspaces with custom "Farmers" apron sink

Granite island with 5 burner cook top

Soap stone bar top with gathering/eating space

First Floor Rooms and Finishes

First Floor Library with access to covered front porch
Banquet sized dining room with butler's pantry and drop zone area off breakfast room area
Powder room with bead board trim and custom vanity chest and mirror
Double glass doors from family room to sundeck
Family room with hardwood floors, stained coffered ceiling, rear stair access to upper levels, 42" stone tile fireplace with custom trimmed mantle and built in bookcases and "wired" cabinets and double French door walk out to full length sundeck with stair access to terrace level
Network wired Office / Planning center between library and family room

Second Floor Rooms and Finishes

Owner's Suite

Owner's suite with double tray ceiling with crown and coffered ceiling
Morning room with built in refrigerator, upper cabinet with glass doors and lower cabinet
Custom owner's suite closet with melamine shelving and chest with jewelry drawer
Owner's bath:
 Custom tumble tile "design" flooring and walls
 Raised custom glazed cabinet vanities with granite tops and kohler sinks
 Jetted tub with tumbled tile surround
 Frameless tumbled tile shower with listel accent with dual shower heads and body jet system

12 x 12 tiled second floor laundry room with sink

Secondary Bedrooms

Three Secondary Bedrooms with crown, trim and upgraded carpet and pad
Tiled secondary baths with custom raised vanities with kohler sinks, granite countertops, Delta Venetian bronze plumbing and glass door tub/shower enclosures
Upgraded carpet with upgraded pad throughout second and third floors

Finished Third Floor

Finished third floor loft/sitting area and bedroom (with Atlanta skyline view) with custom tiled bath/shower, raised cabinet vanity with kohler sink and granite countertops

The River Banks was the second phase that opened in February of 2006. This is not a traditional 1940- pre themed neighborhood like the village, but offers what growing families need: larger lots, cul-de-sacs, larger homes set back further from the road, and it also backs up to Sweetwater Creek State Park. In this neighborhood are three builders who aim for growing families who are willing to spend more money for premium lots.

In addition the external amenities and outdoor activities, Tributary offers an exclusive package of benefits through their Home Owners Association. The fees are only \$150 per month and included with these fees are telephone and Internet connectivity, Cable TV, and the access to all other amenities. As exclaimed by Ms. Tonia Kelly, a real estate agent in Tributary, "This is a great deal!" The benefits to the consumer greatly match or even in some cases, outweigh the costs of purchasing a home in Tributary and many planned communities.

Future

“New Towns will be a powerful social force in America. The challenge to make them a progressive force is heady wine, indeed. Planners, architects, builders, in fact every humanitarianism, dreams of putting knowledge to work to take the world we live in a step forward. The opportunity is in a New Town. I, for one, find its adventure irresistible.”

– Robert E. Simon, Jr.

The future of master planned communities seems to be bright and filled with many opportunities for the market. In the 1960's, Reston experienced a 35% growth in their region with the development of these homes. And with the development of homes throughout the United States many people will become interested in the development of master planned communities. In the United States alone there are about 600 planned communities. And there are still communities being built, which is evident by Tributary.

There are a great number of cities that have established planned communities and the building of these communities does not seem to be slowing down any time soon. This seems to be the case in Phoenix, AZ. The popularity of the Master-Planned Community concept is illustrated by the number of homes that are being built and sold in the Phoenix Valley. It is estimated that almost 75% of all resale homes that go through standard escrow/title process in the Phoenix area are in master planned communities. Recent estimates show that over 80% of new home construction permits issued by Valley building departments were issued for homes in a Master-Planned Communities (Hedding). The only thing that can stop the growth of these communities is the economy, but usually the "economy does not effect the sale of homes because usually people who buy homes in these type of neighborhoods are affluent families" (Tonia Kelly, Real Estate Agent). The excitement that I have experienced with just Tributary being built near my neighborhood is only a small portion of excitement compared to the people who are involved with the process.

Many of the agents at Tributary said that this was their first time selling homes in a planned community and realize that it is more than selling a home, but "we are selling a community, neighbors, location, and convenience" (Agents at Tributary). The real estate

industry has experienced a massive growth with these mixed used planned communities and the future seems to remain bright for this industry and this particular segment of the market. I know for sure that I will be a home owner in Tributary communities very soon and I might even start developing plans for my own master planned community. But whatever happens in my life after graduation, I will not forget the benefits and history of master planned communities.

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- (5) George Mason University, Reston Planned Community Archives. 25 August 2006 < <http://www.aladin.wrlc.org/gsd/collect/pcar/pcar.shtml> >
- (6) Kelly, Tonia. Personal Interview. 18 November 2006.

Appendix I

Planning and Building a New Town
Speech by Robert E. Simon, Jr.
Circa 1965

c. 1965
PLANNING AND BUILDING A NEW TOWN

By Robert E. Simon, Jr.

For the past four years I have been totally absorbed--weekdays and holidays, awake and asleep--in what I consider to be the most rewarding adventure in our field...planning and building a New Town. This has been a period when my mind has stretched and my knowledge increased, a period of learning which will, I am sure, continue for as long as Reston is a-building. I am glad to share what I have learned with you.

The Reston plan encompasses 7,140 acres, 970 acres of which has been reserved for research plants, light industry and agencies of the Federal Government, with the remainder of the acreage designed to accommodate housing, shopping, education and leisure time facilities for 75,000 people. Working on the Reston plan, I have the exhilarating experience of assembling and directing a team comprised of the partners and associates of thirty-five consulting firms whose professional competence combine to encompass most of the arts of living; of recruiting a staff which now numbers 237 men and women to convert the planning into actuality; of working with a host of government officials--Federal, State and County--and citizen leaders of Fairfax County, in which Reston is located; and of talking with friends and acquaintances interested in one or more facets of our program.

Rather than attempt to squeeze a description of Reston into a digest which would be little more than a listing, I prefer to tell you about some of its concepts. As time goes on, a few concepts appear increasingly valid for planning in general.

The First Concept: The beginning of a plan for a New Town must be philosophy, not topography--not existing zoning and other ordinances of the community, not FHA regulations or other factors dealing with the money market. What does the developer want to achieve? There are many viable approaches. The developer must select his approach, list his objectives in order of importance and constantly strive, even fight, to preserve his program. Where an objective low on his list collides with one higher on the list, the less important objective must yield.

For Reston, my objectives, in order of priority, are three:

(1) For the people who live and work, or both, in Reston to have the widest possible opportunities to use their full potential of mind and body.

(2) For it to be possible for any who want to stay in this single community to do so throughout their lives. Changes in circumstances of age, family composition or financial condition shall not make uprooting inevitable or even desirable.

(3) For the importance and dignity of each individual to be considered over the importance of the community.

All these objectives are subject to the necessity of financial success. Unless Reston makes money, it can never be completed as conceived. These principles inevitably lead to another concept.

The Second Concept: The Chief Executive of a New Town must be the man who has worked out the guiding philosophy for its plan and procedure. He cannot successfully delegate his responsibility for creating concepts or enforcing their implementation to any individual or firm.

His interest in people and in how the New Town he is planning will affect their lives is what will shape the community. If his interest is genuine and in depth, it will give him the strength to resist the many pressures from professionals and technicians which attempt to infringe on his order of priorities. If he is not a narrow specialist, so much the better: he will have a broad range of interests.

The New Town Executive I know best is myself. My long interest in planning and real estate development has stood me in good stead with the Reston project. This I expected. But I did not anticipate that the crippling hours of work I put in on my perennial border and woods at home would help as it does when I talk with our forester, or that owning an outboard motor boat would lead me to intelligent decisions about boating at Reston, or that my interest in tennis, in music, in the various activities which have contributed to the good life for me, could somehow be translated for Reston's residents. 011

The Third Concept: It takes a sizeable number of widely diverse skills to plan a New Town. Initial planning--and all major planning--should be done through consultants; implementation and coordination, by staff. I believe that the success to date of the Reston plan stems in great part from our having secured the services of the country's best social planners, land planners, economists, lawyers, architects, engineers and specialists in health, education, recreational facilities, graphics and lighting. Patently it is impossible to have in-house talent in any way comparable to the skills available from consultants; over the years, creative skill is dulled without the exposure consultants have to many clients and communities.

The Fourth Concept: The object of the planning exercise is, after all, to build. Without good politics there might be planning, but there cannot be building. In Reston, an enormous amount of our time has gone into working with the officials and citizens of Fairfax County and of the State of Virginia. Out of this has come a program for working together on a basis of mutual respect and with pride in joint accomplishment. We have proceeded and shall proceed on the premise that any existing statutory or procedural obstacles to excellence will be eliminated.

The Reston plan required revision of the County Master Plan and a significant amendment to the County zoning ordinance. These were accomplished by unanimous vote of the seven-man Board of Supervisors. The School Board accepted a grant from the Educational Facilities Laboratories for the design of Reston's first elementary school; the school has been excellently designed, and many of its features are being included in other new elementary schools in the County.

The 1967 proposed capital budget for the County library system provides \$650,000 for a branch library building in Reston. The 1965-66 budget included \$45,000 for operating a branch library in Reston in leased quarters, to be used until the permanent building is completed. Our hospital consultant working with County Health authorities is preparing a plan for Reston's health complex. And Reston is represented on the County Cultural Commission, Education Advisory Committee, Chamber of Commerce and a committee for fostering industrial growth. State agencies made the feasibility studies which preceded the impounding of water for a 30-acre lake, and provided 30,000 fish for stocking the lake when it was completed; they tested the soil at the spot selected for the first garden plots; they have contributed to the recreational program. And the State provided 10,000 seedling evergreens planted out by our forester to implement his soil erosion and forestry renewal programs. Both the University of Virginia and Virginia Polytechnic Institute have become involved in Reston, the former standing ready to provide extension courses in the Community Center and the latter cooperating with us on an Urban Agent program.

A New Town's major resource is the community in which it finds itself. Early inclusion of appropriate representatives of the community in planning sessions and good communications at all appropriate levels thereafter are indispensable and for New Town planning are the essence of good politics.

A New Town then, is planning plus. It is politics. It is coordinated activity. It is concrete objectives and it is an underlying philosophy which determines them. Essentially, it is people. The achievement--or non-achievement--of its objectives rests with the people connected with the New Town, its chief executive, its consultants, staff and members of the community in which it finds itself...and, ultimately, the people who become the heart of the town, its residents.

Planners, I believe, typically spend too little time on the latent aspirations for living in the community they are planning, and too little time on the people who will bring their plans to life. They are likely to lose sight of the human element in discussion of design concepts, modules, questions of ideal densities, percentages of open space. Translate these ephemeral professional matters into human terms and they come into sharp focus; the focus is on people.

Reston's physical plan springs from its concept that people come first. The patterns for distribution of dwelling units reflect this. The usual pattern places highest concentration in a central core with density decreasing in stages out to a low density perimeter. The result: most residents are separated from major recreation areas. Reston's desire to make these areas as accessible as possible to all residents sparked the Whittlesey and Conklin plan for a high density sinew that winds its way from North to South through most of the length of the tract. This plan brings all residents within walking distance of these recreation areas.

Reston's open space is conceived with what Lewis Mumford terms its "social function." Here again our objectives insist that open space per se--without functionality--is open, but only to criticism. Impressively large open space areas on a master plan too often prove disillusioning. Visiting an English New Town, I searched on the ground for the open spaces I had seen on the plan; I found only thick forest which the New Town residents had not penetrated in more than a decade. A sophisticated planner compared Reston's 42 per cent public with 90 per cent in another fully developed community. In curiosity and a degree of chagrin--for we are proud of the proportion we have achieved for Reston residents--I visited the community to find that vast acres of unused and unlandscaped open green space constituted most of the 90 per cent. This, with Jane Jacobs, I lament as a purposeless inhibition to good communication.

At Reston open space is planned for because it is needed by the people. Each acre has a purpose; if it is open, it is not by default but by plan.

Density zoning was a major innovation for Fairfax County; the amendment to their zoning ordinance to provide it was worked out between their staff and ours. The density for Reston was set at thirteen persons per residential acre, and at eleven persons per acre overall. Many months of intensive work went into finding the right mix of housing types for the make-up of our residential communities. We do not consider this mix to be final, but it is optimum for Reston in the light of the knowledge we have today. For us, the best mix is roughly 15 per cent detached houses, 15 per cent high rise apartments, with the remaining 70 per cent in town houses and garden apartments.

In working on specific neighborhoods it has become apparent that each housing type profits from intermixture with the others. Our second phase of development, now being planned, makes even fuller use of the intermingling of all three housing types than does the first phase, now nearing completion.

For the 15 per cent detached houses, built by individuals or builders on lots which they purchase, we have developed a small device which has large repercussions. It is simple enough...just a circle and a square...but it is a method to protect individual house-holders against misguided building next door. The circle drawn on each lot plan represents the area within which two-thirds of the residential structure must be built; the square shows the spot where the service area for the house is located. Each man can build his house with the comfortable assurance of knowing exactly where his neighbor's house and services will be. To date there has been not one objection to this part of our program from the thirty-seven individuals and builders who have already signed land purchase contracts.

The prospects for New Town in the United States and elsewhere are, for demographic reasons, almost limitless. The problems involved are legion. Experience, bitter and sweet, makes it possible to identify some problems now although the majority, no doubt, are still to be encountered. It is perhaps fortunate that the clarity of hindsight was

not available to me at the start, although I like to believe that I would have launched Reston even knowing the difficulties that have so far had to be met and surmounted.

Finance is a problem. Unfortunately the word "pioneer," in these times, in this of all countries, has unfortunate connotations. The difficulties in finding the necessary funds--working capital, construction loans and permanent mortgages--for New Towns will not be eliminated until there are many which have proven themselves successful. And for specific projects within these New Towns which have untried elements, financing will be more difficult than for conventional projects. President Johnson's farsighted program for Federal Government help to New Towns has run into heavy Congressional weather due, in no small measure, to opposition from the conservatives in the real estate industry. The logic of Robert Weaver's position (he was responsible for the President's program) that government aid available to communities that are political entities (i.e., cities, towns, villages, counties) shall be extended to communities that are being developed with private funds is unassailable.

It follows that in the foreseeable future the financing of New Towns will be easier than it is today. I am happy to say that early in 1964 I concluded arrangements with the Gulf Oil Corporation for the infusion of the necessary additional working capital for Reston.

Another problem: how does a New Town attract industry? One of the accepted criteria for New Towns is defined by New York Times critic Ada Huxtable in her recent survey as "provision for a variety of uses including commercial, industrial and civic as well as residential."

This provision is a valid goal; there are at least three good reasons for including employment centers in New Towns. Living close to work minimizes commuting time for the worker, and congestion on highways and in rapid transit facilities. The working community is home as well, allowing the citizen to concentrate his community efforts rather than having to divide them between where he lives and where he works. And a desirably broad base for tax assessment comes from this balance between residential, commercial and industrial space.

But it is easier said than done, however sound the reasons. New Towns in this country are democratic institutions, exponents of private enterprise and free of government control. The highly prized freedom deprives them of the power of the state to induce industrial development. In Great Britain, where New Towns are government developments, the government uses its power to support its enterprises. In the United States, the concept must sell itself in the competition of the market place.

It is too soon for us to know whether we shall have an employment center to match Reston's residential capacity. Beginning efforts to communicate the concept of Reston to industrial leaders and government officials augur well for the success of this part of the Reston plan. Our location is an asset; Reston is eighteen miles from Washington, D. C., lying between it and the Dulles International Airport. Our aim is to

attract research and development plants, light industry and government agencies to Reston through its various advantages as a residential community. Employers are increasingly conscious of the value of offering staff a good place to live.

To the more progressive and sophisticated captains of industry, urban sprawl is becoming part of the vocabulary. To them, as to planners and critics, it is anathema. They question, quite properly, whether New Towns, too, will within their borders harbor the same ugliness. Will patterns so pleasing on a drawing board or in aerial view actually look different from the usual suburban sameness on closer inspection? Some of the photographs of the completed Reston pilot project are almost indistinguishable from photographs of the models.

I believe that the feeling of urban sprawl comes not so much from the broad strokes of a master plan as from the detailing of neighborhoods within it. Mass efforts at great design too often make a mockery of the hope that a man's home can be his castle. To achieve this universal desire, men must have a sense of identity which stems from variety. In variety there is free choice...and this gives the individual dignity.

If we are correct in thinking that monotony is the worst offense of urban sprawl, even surpassing wasteful use of land, there is an obvious answer. At Reston we invited three distinguished architectural firms to participate in the beginning of our first village. Whittlesey and Conklin has designed the commercial space, forty-seven houses and 113 apartments for the village center. Charles Goodman and Chloethiel Smith have each designed ninety town houses. And additional firms have been brought in to work on units for the next phase of development.

Our answer to the indignity of urban sprawl is the diversity which these superior architects, in combination, have created for us. The sum of its parts is more expensive than mass-produced sameness. The town house--intrinsically less expensive to build than the detached house due to savings on roads and utilities--brings our costs down to compete with comparable mass-produced detached houses. On the other hand, their cost is still somewhat higher than similar town houses built in unending repetition.

Will the market bear the additional cost of diversity and lively variety? We are curious to get the answer.

At this precise moment in history, New Towns in the United States have a unique opportunity. Social and industrial revolutions in this century have brought it into being; their product--modern man--makes the opportunity a pressing need.

It is, in fact, a double opportunity that New Towns can seize. They can provide an orderly response to the pressures of a sky-rocketing population by bringing every bit of planning knowledge and experience to meet one of our nation's most serious internal problems. At the same time, a New Town has the opportunity to be a community unlike any others

[that have ever existed because it meets needs that are completely contemporary. This mid-twentieth century need, vaster than ever and increasing every day, is to provide a decent, stimulating environment for the working man with leisure.

The modern man with leisure is restless within the confines of conformity. With time to do what he chooses and to live as he wishes, he will search out a setting which gives him the freedom to expand his capacities.

He will find it in a New Town planned with this new life firmly in mind, in the town which puts the individual at the top of its priority list and keeps him there, regardless of pressures to compromise the objective. Here, at close range, he finds a variety of ways to live and things to do, a variety of people to do them with. Here he can develop latent interests and find new outlets for his energies. Here he has a chance to come closer to using his potential as a human being. Here he can, perhaps, justify the confluence of revolutions which have made him unique in our history.

New Towns will be a powerful social force in America. The challenge to make them a progressive force is heady wine, indeed. Planners, architects, builders, in fact every humanitarian, dreams of putting knowledge to work to take the world we live in a step forward. The opportunity is in a New Town. I, for one, find its adventure irresistible.

Appendix 2

Reston Community Association Interim By-Laws

RESTON COMMUNITY ASSOCIATION

INTERIM BYLAWS

ARTICLE I. NAME

The name of this organization shall be the Reston Community Association.

ARTICLE II. PURPOSE and POLICY

1. Purpose. The purpose of the Reston Community Association is to provide the means for the residents of Reston to exercise their responsibility to actively participate in the development of the community in which they live.

2. Policy.

- (a) In keeping with its fundamental goal, the Association shall endeavor to insure the growth of Reston as a genuine New Town through the encouragement of the following developmental policies:
- (1) That Reston should be open, in spirit and in fact, to all
 - (2) That Reston should continue to be a place for innovation in seeking solutions to urban problems
 - (3) That Reston should provide all types of housing, for all income levels, planned in a manner that provides a "sense of place", not the anonymity prevalent in so much residential development today
 - (4) That the planning and architectural design of Reston should be marked by a concern for excellence and diversity
 - (5) That land should be developed as economically and imaginatively as possible, in order to preserve the maximum degree of the natural landscape
 - (6) That Reston should include a full range of commercial, industrial recreational and cultural as well as residential development
 - (7) That the basic concepts of the Master Plan be carried out to the maximum extent possible, especially with respect to the village and town centers as envisioned.
- (b) The Association shall seek to keep residents informed on all matters related to the development of their community and shall serve as a vehicle for the expression of their views on salient issues at the community, county, state and national levels.
- (c) The Association recognizes the interests and responsibilities of Gulf-Reston Corporation, or its successor, and the Home Owner and Cluster Associations and shall work cooperatively with them in areas of mutual interest.

- (d) The Association shall be non-partisan in that it may take action on governmental measures and policies, but may not support any political party or candidate.

ARTICLE III. MEMBERSHIP and DUES

1. Membership.

- (a) All adult residents, both property owners and renters, of Reston, Fairfax County, Virginia, who subscribe to the purposes of the Association, are eligible for Association membership.

- (b) Eligible persons become members upon payment of annual dues.

2. Dues. Annual dues shall be set by the Board of Directors of the Association.

ARTICLE IV. MEETINGS

1. Frequency. There shall be three regular meetings of the Association each year, including the Annual Meeting which shall be held in March.

2. Special Meetings. Special meetings may be called by the Board of Directors. Any Association member may submit a request for a special meeting to be considered by the Board.

3. Voting Powers. The voting powers of the members shall include election of Directors, Bylaw amendments and such other business as may properly come before them.

4. Elections. Nominations shall be made by the Nominating Committee and may be made from the floor by any member, provided the nominee has consented to serve. Election may be by voice vote, unless an office is contested, in which case election shall be by ballot. Election shall be by a majority of votes cast.

5. Notice. The Board of Directors shall provide public notice for all regular meetings two weeks in advance. The public notice of meetings shall include an agenda of topics, any proposed Bylaw amendments and, for the Annual Meeting, the report of the Nominating Committee.

6. Quorum. Those members present and voting at a meeting shall constitute a quorum. No proxy or absentee voting shall be permitted.

ARTICLE V. BOARD OF DIRECTORS

1. Number and Term. The Board of Directors shall consist of 15 members, elected by the membership at the Annual Meetings: a President, elected annually for a term of one year, 7 Directors, elected in even-numbered years for a term of two years, and 7 Directors, elected in odd-numbered years for a term of two years.

2. Qualifications. Any member is eligible to serve as a Director. Any member who has served as a Director is eligible to serve as President.

3. Vacancies. The Board of Directors shall, by a majority of votes cast, fill any vacancy on the Board until the next Annual Meeting. Three consecutive, unexcused absences from a Board meeting of any Director shall be deemed a resignation.

4. Powers and Duties. The Association delegates to the Board of Directors the power and authority to conduct the business affairs of the Association. The Board shall operate from an annual budget which it shall adopt and make public immediately following the Annual Meeting. It shall create such committees as it deems necessary to carry out the purpose and policies of the Association.

5. Meetings. The Board shall hold at least nine regular meetings annually. The President may call special meetings of the Board and shall call a special meeting upon the written request of three Board members.

6. Proxy. A Director may name a member, who is not a Board member, to cast the Director's vote at any meeting of the Board.

7. Quorum. Two-thirds of the Directors shall constitute a quorum.

ARTICLE VI. OFFICERS

1. Enumeration. The Officers of the Association shall be President, First Vice-president, Second Vice-president, Secretary and Treasurer.

2. Term. All Officers shall serve for a term of one year and may be reelected for the same office.

3. Election. The President shall be elected by the general membership at the Annual Meeting. The remaining Officers shall be members of the Board and shall be elected by the Board at the first Board meeting following the Annual Meeting.

4. Duties. The Officers shall possess the usual power and duties of their office and shall perform such additional duties as prescribed by these Bylaws and those designated by the Board.

ARTICLE VII. COMMITTEES

1. Executive Committee. The Executive Committee shall consist of the Officers of the Association. It shall conduct any emergency business of the Board between meetings and shall report any actions so taken at the next Board meeting.

2. Nominating Committee.

- (a) The Nominating Committee shall consist of five members, to be appointed by the Board with due consideration of geographical representation. The Chairman and one member shall be members of the Board, the remainder shall not be members of the Board. The Committee shall be appointed for a term of one year at the first Board meeting following the Annual Meeting.

- (b) The Nominating Committee shall submit a single slate of candidates for President and Directors, who have been chosen with due regard to geography and interests, to the membership in the public notice of the Annual Meeting and at the Meeting. It shall nominate candidates to fill vacancies which may occur on the Board of Directors.

3. Other Committees. The Board shall appoint such committees as needed to carry out the purpose and policies of the Association.

ARTICLE VIII. PARLIAMENTARY AUTHORITY

The rules contained in Robert's Rules of Order, Revised shall govern the Association in all cases where applicable and where they are not inconsistent with the Bylaws of the Association.

ARTICLE IX. AMENDMENT

These Bylaws may be amended by resolution offered by any member, in writing, at any regular meeting of the Association, provided such resolution has been referred to the Board in writing at least four weeks in advance thereof. It shall require two-thirds of the votes cast to adopt such an amendment.

Appendix 3

Architectural Development Proposal Draft
February 18, 1966

TN7-5500

3) ARCHITECTURAL DEVELOPMENT PROPOSAL

Reston offers unique advantages as a location for a program for low cost housing. The Reston plan is made possible by a new kind of zoning, the Residential Planned Community zoning. This makes possible the clustering of housing and encourages, under a master plan, a mixture of land uses. This has made possible cost savings in unit utility cost and has [proved to] reduce the road network for a given population. The Reston concept allows for long-term advance planning of site utilities and roads. It also permits the pre-planning of schools and other community facilities according to the master plan. Low-income housing in Reston will be planned as an integral part of the next village of 10,000 people in Reston.

675-1780

2 } This siting study for new housing will include study of community facilities and amenities available to persons living and working both in Reston as a whole and in the particular locations suggested for the low-income units. The purpose of this part of the study would be to locate the housing so as to achieve the most complete possible use of these facilities by all residents regardless of income level. The result of such siting of the 200 initial units in Reston would be studied so that the experience with their use could be drawn upon in the siting and building of subsequent units in Reston, and elsewhere. It is believed that the results attained would be very different from any existing low-income "projects".

Our program is intended to develop ^{serve as a model} a specific solution for Reston of low-income housing which ^{Harsco} is applicable to similar planning efforts. The specific proposal is as follows: ^{will also be}

Housing will be composed of factory-produced, completely-equipped, rectangular dwelling units, designed to be transportable and constructed of steel. These units will be compatible with the site structure composed of precast concrete platforms supported by steel masts. The masts will rise above the platforms to become supports for the steel cluster houses, they will also serve as umbilicals for utility supply.

The initial application of the steel cluster houses in Reston will be in medium density areas (from 6 to 10 dwelling units per acre). Their arrangements at this density will permit simple linear groupings - this for the initial 200 dwelling unit proposal.

Later development will be concerned with higher density areas, and will involve verticle stacking of the cluster houses. The initial units will themselves not exceed 3 levels. Later application of the units to multi-story structures will be studied.

The development of steel cluster houses, can be successful, only if, to our extensive experience in the field of

large scale housing and planning, is added the wide experience and extensive facilities of the mobile home, automotive and steel industries. Preliminary contacts have already been made with trade associations and with representative firms in each of these areas.

The program of work will lead to solutions for such components as structural plumbing, electrical, heating, air-conditioning and communications systems, unified to produce the final product. It is assumed that a mobile home manufacturer will produce the houses.

There are many reasons for our decision to pursue this concept. During our continuing involvement in the field of large scale housing, we have been approached by the Bethlehem Steel Corporation and others as a result of their general effort to re-introduce steel in residential construction. It is also apparent from recent publications, that the market for mobile homes is diminishing and that manufacturers are seeking new outlets for their production facilities. Without question, factory built housing of the type described, will achieve high quality at reasonable cost. This is evidenced by the fact that the average price of the mobile home, at this time, is approximately \$5,600. Concurrently, there have been important developments in new light-weight, high-strength steel alloys and in finishes such as vinyl coatings, textured sheet and permanent

X

oxide coatings, which we intend to supply in the design of the houses.

We see countless ways of combining and arranging steel cluster houses, in rows, vertically, horizontally, on sloping sites, etc., which together with a limited variation in unit types, can produce the same richness and variety in design with which we have been concerned in Reston First Village Center.

It is our intention that the steel cluster house not be limited to low-income housing. Larger, more luxurious units, will be developed when the initial program has been successfully concluded. It is, in fact, our expectation that the quality of these houses will be far greater than even the high cost town houses constructed to date in Reston.

Appendix 4

Tributary Inventory



INVENTORY HOMES

THE VILLAGE

BUILDER	LOT	MODEL	SALES PRICE	DESCRIPTION	STORIES	BASEMENT	EXPECTED DELIVERY DATE
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LELAND		<i>Base Price</i> 230,000 - 260,000					
	129	<i>Lincoln Park</i>	SOLD	3Br - 2 1/2 Bath	2	No	SOLD
	131	<i>Edison Park</i>	238,500	2Br - 2 Bath Great Room	1	No	NOW
	134	<i>Oak Park</i>	SOLD	2Br-2 1/2 Bath Great Room, Loft, MasterDown	2	No	SOLD
	136	<i>Lincoln Park</i>	263,600	3Br - 2 1/2 Bath	2	No	September-06
	174	<i>Candler Park</i>	264,900	2Br - 2 1/2 Bath Great Room	2	No	September-06
	176	<i>Oak Park</i>	277,500	2Br-2 1/2 Bath Great Room, Loft, MasterDown	2	No	TBD

SUMMIT
HOMES
a JOHN WILLIS
CO.

		<i>Base Price</i> 250,000 - 335,000					
	46	<i>Norwood</i>	SOLD	3Br - 2 1/2 Bath, Family Room	2	No	SOLD
	60	<i>Homewood</i>	287,875	3Br - 2 1/2 Bath, Family Room	2	No	September-06
	65	<i>Cornell</i>	325,475	4Br - 2 1/2 Bath	2	No	July-06
	78	<i>Walton</i>	293,700	3Br - 2 1/2 Bath, Study, Tech Center	2	No	October-06
	79	<i>Homewood</i>	287,875	3Br - 2 1/2 Bath, Family Room	2	No	October-06
	138	<i>Homewood</i>	276,400	3Br - 2 1/2 Bath, Family Room	2	No	November-06
	161	<i>Cornell</i>	318,400	4Br - 2 1/2 Bath	2	No	October-06
	162	<i>Walton</i>	288,400	3Br - 2 1/2 Bath, Study, Tech Center	2	No	TBD
	170	<i>Chastain</i>	279,900	3Br - 2 1/2 Bath	2	No	November-06

David
Weekley
Homes

		<i>Base Price</i> 295,000 - 370,000					
	54	<i>Rendy A</i>	326,337	4 Br - 2 1/2 Bath	2	No	TBD
	62	<i>Seleh C</i>	345,820	5 Br - 4 1/2 Bath, Children's Retreat	2	No	July-06
	77	<i>Bally B</i>	352,884	3Br - 2 1/2 Bath, Children's Retreat and Bonus	1	No	October-06
	86	<i>Alani A</i>	374,149	4 Br - 3 1/2 Bath	2	No	TBD
	102	<i>Alani A</i>	SOLD	4 Br - 2 Bath, Children's Retreat 2 Story	2	No	SOLD
	110	<i>Bally B</i>	346,501	3Br - 2 1/2 Bath, Children's Retreat and Bonus	2	No	Jul-06
	111	<i>Eschen</i>	TBD	5 Br - 3 Bath	2	No	TBD
	142	<i>Quinn A</i>	346,800	3 Br - 2 1/2 Bath, Bonus Room	1	No	October-06

Haven
Properties

		<i>Base Price</i> 365,900 - 430,000					
	4	<i>Charleston</i>	SOLD	5 Br - 4 Bath	2	No	SOLD

Reshaping the Possibilities

Prices and availability are subject to change without notice. Subject to errors and omissions.

Revised 6/26/2006



INVENTORY HOMES

THE VILLAGE

BUILDER	LOT	MODEL	SALES PRICE	DESCRIPTION	STORIES	BASEMENT	EXPECTED DELIVERY DATE
	5	Darlington S	SOLD	5 Br - 4 Bath	2	Yes	SOLD
	9	Charleston	445,270	5 Br - 4 Bath	2	No	TBD
	10	Darlington S	434,500	5 Br - 4 Bath	2	Yes	October-06
	20	Darlington S	418,800	5 Br - 4 Bath	2	Yes	TBD
	21	Charleston	443,900	5 Br - 4 Bath	2	Yes	September-06
	22	Auburn	SOLD	4 Br - 3 1/2 Bath	2	No	SOLD
	25	Darlington S	SOLD	5 Br - 4 Bath	2	Yes	SOLD
	34	Monroe	428,500	4 Br - 3 1/2 Bath	2	No	TBD
	38	Richmond	SOLD	4 Br - 3 1/2 Bath	2	Yes	SOLD
	39	Darlington S	TBD	5 Br - 4 Bath	2	Yes	TBD
	87	Monroe	SOLD	4 Br - 3 1/2 Bath	2	No	SOLD

Hillcrest

Base Price 500,000 - 800,000

103	Palmetto Park	779,900	5 Br - 4 1/2 Bath	3	Yes	NOW
104	Surrey Place	SOLD	5 Br - 4 1/2 Bath	3	Yes	SOLD

Reshaping the Possibilities

Prices and availability are subject to change without notice. Subject to errors and omissions.

Revised 6/26/2006



Inventory Homes

RIVER BANKS

BUILDER	LOT	MODEL	SALE PRICE	DESCRIPTION	STORIES	BASEMENT	EXPECTED DELIVERY DATE
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TOUCHSTONE

Base Price 280,000 - 340,000

135	<i>Weslyn V</i>	336,755	4BR - 3 BATH	3	No	August-06
136	<i>McKenzie V</i>	338,180	5 BR - 3 BATH	3	Yes	April-06
137	<i>Canterbury V5</i>	SOLD	4 BR - 3 1/2 BATH	3	Yes	SOLD
138	<i>Cambridge V</i>	SOLD	4 BR - 3 BATH	3	No	SOLD
139	<i>Weslyn M</i>	315,160	4 BR - 3 BATH	3	No	May-06
140	<i>Brunswick I</i>	317,170	4 BR - 2 1/2 BATH	3	No	May-06
141	<i>Cambridge V</i>	305,765	4 BR - 3 BATH	3	No	June-06
245	<i>Cambridge V</i>	316,360	4 BR - 3 BATH	3	No	August-06
252	<i>Weslyn v</i>	SOLD	4 BR - 3 BATH	3	No	SOLD
253	<i>Brunswick V</i>	330,330	4 BR - 2 1/2 BATH	3	No	August-06
254	<i>McKenzie I</i>	341,220	5 BR - 3 BATH	3	No	September-06
255	<i>Canterbury V5</i>	341,775	4BR - 3 1/2 BATH	3	No	August-06
256	<i>Cambridge I</i>	313,645	4 BR - 3 BATH	3	No	June-06
257	<i>McKenzie I</i>	336,915	5 BR - 3 BATH	3	Yes	April-06
258	<i>Canterbury I</i>	SOLD	4 BR - 3 1/2 BATH	3	Yes	SOLD
259	<i>McKenzie V</i>	328,440	5 BR - 3 BATH	3	Yes	July-06
260	<i>Canterbury V5</i>	333,640	4 BR - 3 1/2 BATH	3	Yes	July-06

O'Dwyer

Base Price 320,000 - 410,000

208	<i>Summerhill</i>	399,900	5 BR - 3 BATH	2	Yes	Now
209	<i>Longford</i>	429,675	5 BR - 3 1/2 BATH	2	Yes	April-06
210	<i>Garrett</i>	403,997	4 BR - 2 1/2 BATH	2	Yes	Now
211	<i>Halston</i>	SOLD	4 BR - 3 BATH	2	Yes	SOLD
212	<i>Wexford</i>	409,982	5 BR - 3 1/2 BATH	2	Yes	TBD
213	<i>Kerrigan</i>	SOLD	5 BR - 3 1/2 BATH	2	Yes	SOLD



Inventory Homes

RIVER BANKS

BUILDER	LOT	MODEL	SALE PRICE	DESCRIPTION	STORIES	BASEMENT	EXPECTED DELIVERY DATE
	231	<i>Garrison</i>	402,900	5BR - 3 BATH	2	Yes	TBD
	248	<i>Newcastle</i>	373,900	4 BR - 2 1/2 BATH	2	Yes	TBD
	249	<i>Westport</i>	426,900	5BR - 3 1/2 BATH	2	Yes	TBD
	250	<i>Glenmore</i>	371,900	5 BR - 3 BATH	2	Yes	May-06
	251	<i>Ballymore</i>	371,900	5 BR - 3 BATH	2	Yes	May-06

TRATON

Base Price 400,000 - 510,000

	216	<i>Portland A</i>	481,107	4BR - 4 1/2 BATH MASTER DOWN	2	Yes	June-06
	217	<i>Melrose A</i>	466,876	4 BR - 4 1/2 BATH	2	Yes	June-06
	218	<i>Sweetwater A</i>	483,547	5 BR - 4 BATH	2	Yes	May-06
	222	<i>Parker B</i>	492,099	3 BR - 3 1/2 BATH MASTER DOWN	2	Yes	May-06
	223	<i>Ellington A</i>	486,832	4 BR - 2 1/2 BATH	2	Yes	May-06
	224	<i>Parker B</i>	496,712	3 BR - 3 1/2 BATH MASTER DOWN	2	Yes	May-06
	225	<i>Wyndham C</i>	491,290	4 BR - 3 1/2 BATH MASTER DOWN	2	Yes	May-06
	226	<i>Sweetwater A</i>	510,337	5 BR - 4 BATH	2	Yes	July-06

Appendix 5

Map of the Village
Tributary at New Manchester
Phase I

The Village

HOME SITES		BUILDER	TOTAL
Bungalow	35' x 110'	Leland	47
Cottage	50' x 110'	Summit	50
Carriage	60' x 110'	David Weekley	67
Manor	75' x 120'	Haven	30
Estate	90' x 120'	Hillcrest	6
Total			200

— MODEL CENTER
 — SALES CENTER
 — ACTIVITY CENTER

INVENTORY HOMES



REVISED
 2:36 pm, 6/26/06

Reshaping the Possibilities.
TRIBUTARY
 AT NEW MANCHESTER

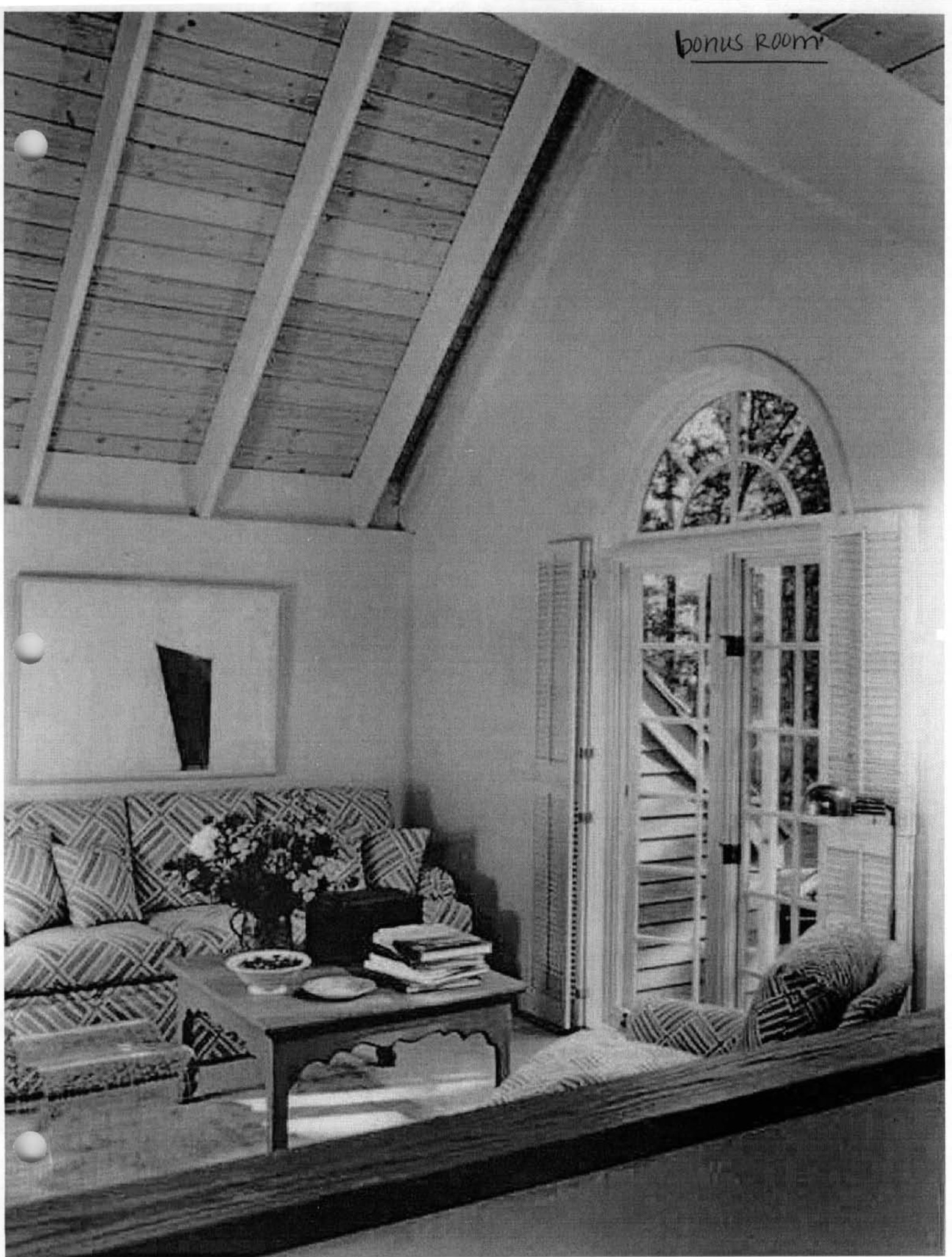
Printed: Mar 08, 2006 - 10:28am by endlineuser G:\2003\2004\2005\2006\2007\2008\New Manchester Parcels\Revision 15-PDF version.dwg

Appendix 6

Best New Home
As Featured in Beautiful Home Magazine
Reston Community
1984



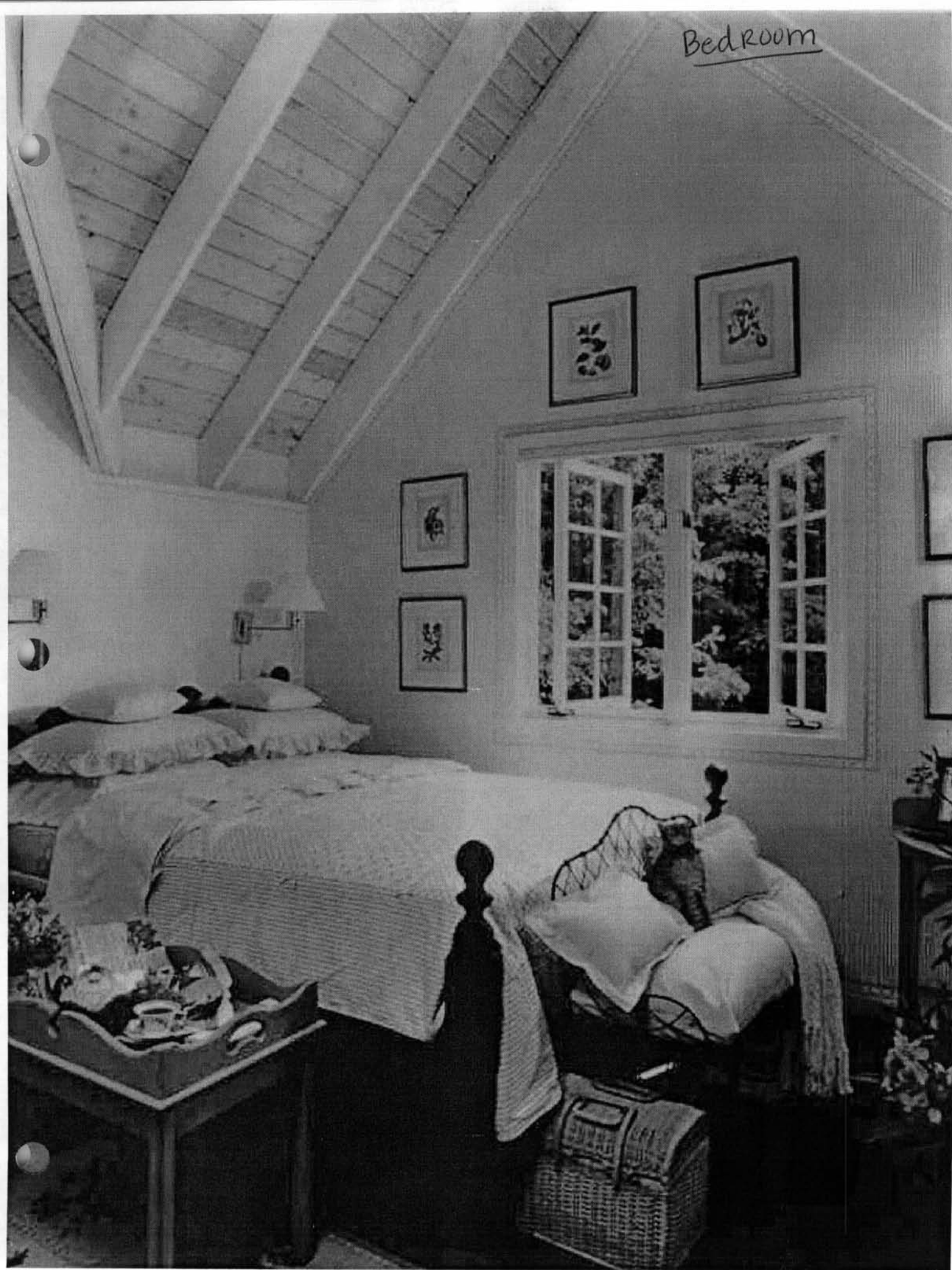
bonus room



Living Room



Bedroom



Kitchen

